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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II *nm*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016 CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 1, 2014

SUBJECT: S14-10 RAY AND RECKER: REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 57 SINGLE FAMILY HOME LOTS (LOTS 1-57) ON APPROXIMATELY 16.53 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF RAY AND RECKER ROADS, IN THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for the development of a 57 lot residential subdivision compatible with the current surrounding uses.

RECOMMENDED MOTION

MOVE TO CONTINUE S14-10 TO NOVEMBER 5, 2014.

APPLICANT/OWNER

EPS Group, Inc.
Drew Huseth
2045 S. Vineyard, Ste. 101
Mesa, AZ 85210
480-503-2250
drew.huseth@epsgroupinc.com

Benjamin and Jenny Piccola
15229 E. Octotillo
Chandler, AZ 85249
480-624-2715

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>June 20, 2006</i>	The Town Council annexed 17.6 acres proposed for residential land development under Annexation Ordinance No. A07-7.
<i>July 18, 2006</i>	The Town Council adopted Resolution No. 2708 (GP06-1) amending the General Plan Land Use designation from Residential > 5-8 DU/Acre to Residential > 3.5-5 DU/Acre and Ordinance No. 1800 (Z06-8) rezoning the subject site from Rural-43 (R-43) to Single Family Detached with a Planned Area Development Overlay (SF-D PAD).
<i>December 6, 2006</i>	The Planning Commission approved case S06-9, a Preliminary Plat for 62 homes on this project site.

Overview

The owners of the project site previously received Town Council approval in 2006 amending the General Plan designation to Residential > 3.5-5 DU/Acre and rezoning the property to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Subsequent to these approvals, the applicant is applying for Preliminary Plat and Open Space Plan approval for a 57 lot residential subdivision with a minimum lot size of 50' x 120' (6,000 sq. ft.).

The applicant requires additional time to complete revisions to the Preliminary Plat and Open Space Plan that were requested by staff. The applicant intends to submit the revised plans in time for the next hearing agenda.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat and open space plan.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to continue SP14-10 to November 5, 2014.

Respectfully submitted,



Nichole McCarty
Planner II

Attachments:

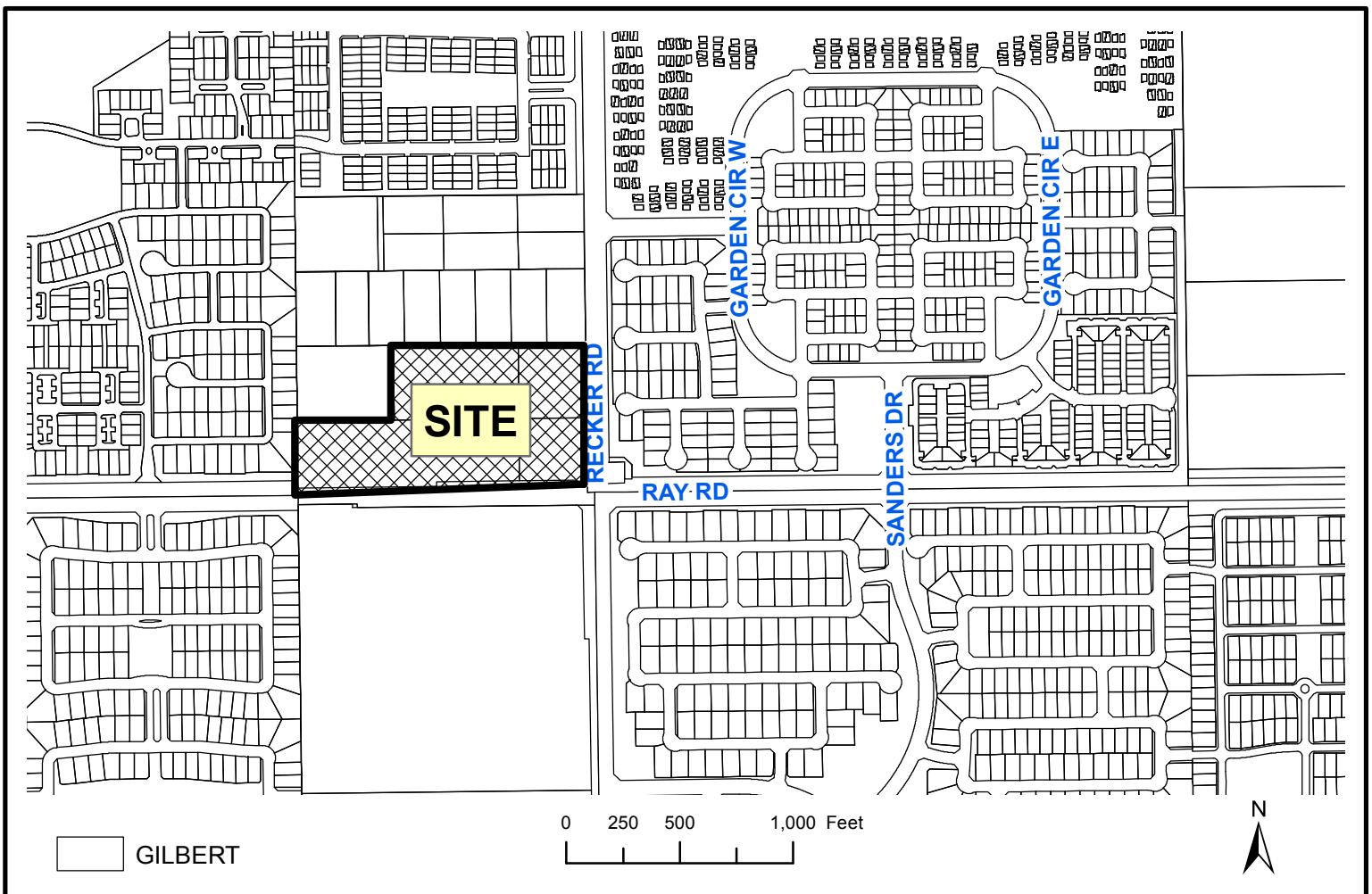
Attachment 1: Notice of Public Hearing

October 1, 2014

Notice of Public Hearing**PLANNING COMMISSION DATE:****Wednesday, October 1, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

S14-10: Request to approve Preliminary Plat and Open Space Plan for KB Homes , for 57 home lots (Lots 1-57) on approximately 16.53 acres of real property located at the northwest corner of Recker and Ray Roads in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:**APPLICANT: EPS Group, Inc.****CONTACT: Josh Hannon / Drew Huseth****ADDRESS: 2045 S. Vineyard, Suite 101****Mesa, AZ 85210****TELEPHONE: (480) 503-2250****E-MAIL: josh.hannon@epsgroupinc.com****drew.huseth@epsgroupinc.com**